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**Relocation  
Program**  
**Appendix C to:**  
**Report on**  
**the Redevelopment Plan**  
**for the Yerba Buena Center**  
**Approved Redevelopment**  
**Project Area D-1**

San Francisco Redevelopment Agency

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## PREFATORY NOTES

1. Since this plan was prepared, one hotel has been deleted from the Yerba Buena Center Redevelopment Area, reducing the number of single individuals from 3165 to 3050 and the number of families from 253 to 250.
2. The President has signed the Housing and Urban Development Act of 1965. The Act includes a number of aids which will be available to assist residents and businesses in addition to those already mentioned in the Relocation Program. Detailed information concerning these new measures has not yet been issued, but subject to administrative rules and regulations, they include the following general provisions:
  - a. Rent Supplements to low-income families and single elderly individuals. (Congress is expected to consider an appropriation for this program early in 1966).
  - b. Low rent housing in units leased in privately-owned existing structures.
  - c. \$2500 (formerly \$1500) to small businesses with gross receipts of at least \$1500 and net receipts under \$10,000.
  - d. Continued moderate priced private housing program and reduced maximum interest rate to three percent to assure lower rents.
  - e. Grants for neighborhood facilities may benefit the South of Market area generally.
3. A detailed analysis has been made of the 781 single individuals who, figuring 21.4 percent of income for rent, can afford to pay less than \$20/month for rent. The analysis of individuals in this category reveals that 84 percent of them can reasonably be expected to pay considerably more than \$20.00 per month for rent. They fall into the following categories:
  - a. Welfare recipients whose allowance for rent can be \$26.00 to \$63.00 per month, depending on the type of assistance . . . 38 percent
  - b. Individuals whose present income may be supplemented by welfare payments for rent of \$26.00 to \$63.00 per month . . . 40 percent
  - c. Young persons working part-time whose incomes may be increased as a result of job counseling and by referral by the Department of Employment . . . 4 percent
  - d. Individuals who anticipated a sizeable increase in income at an early date . . . 2 percent

The remaining 16 percent of these individuals can be housed in the 2,345 private single room accommodations which the Real Estate Research Corporation estimates will be available during the five year relocation period at rents under \$20.00 per month.



#### A. Administrative Organization

1. All relocation operations will be administered by the San Francisco Redevelopment Agency.
2. The Agency has established a site office in the project area from which the relocation operations will be conducted. The Project Manager will be responsible to the Executive Director and his Deputy for project operations from the site office. The relocation staff (Community Services staff) will include site interviewers who will work with families and individuals and interviewers to work especially with businesses. The staff will be administratively responsible to the Project Manager but under technical guidance of the Chief of the Community Services Division.

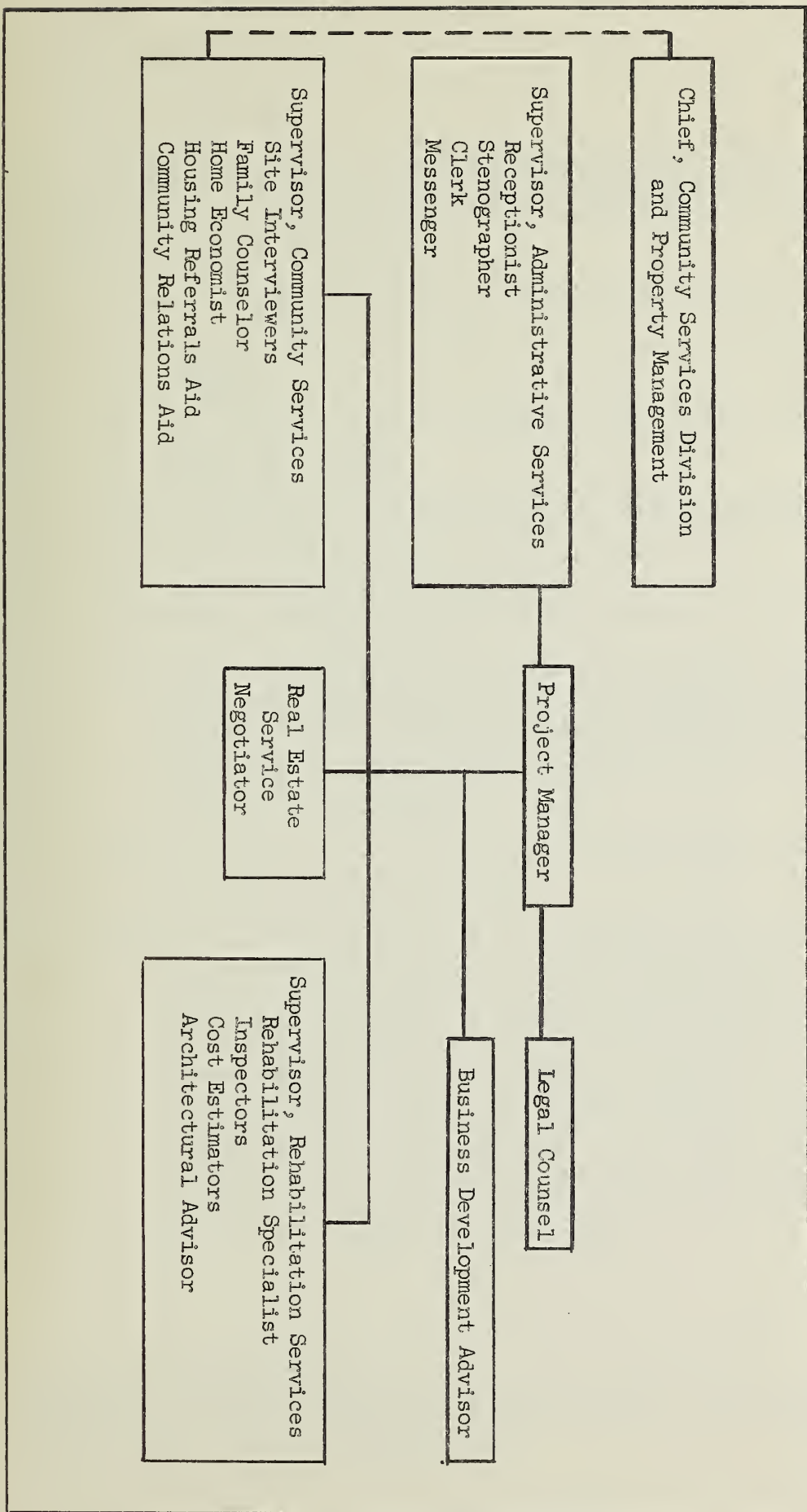


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# ORGANIZATION OF SAN FRANCISCO REDEVELOPMENT AGENCY

## YERBA BUENA CENTER SITE OFFICE









## B. Relocation Standards

### 1. Physical Standards

- The physical standards for relocation housing units, based on the 1961 Health and Safety Code, Part I, State Housing Act, and the Housing Code of the City and County of San Francisco, effective January 1962, are as follows:

#### a. Sanitary, heating, cooking, and lighting facilities:

- (1) Yards, courts, and subfloor areas must be adequately drained.
- (2) The building should be connected to the public water supply and sewers.
- (3) The building shall have the proper means of egress.
- (4) No fire hazards shall be present.
- (5) Yards, courts, and subfloor areas must be free of rubbish.
- (6) Every relocation unit shall be provided with a water closet, a lavatory, and a bathtub or shower. 1/ These facilities shall be for the exclusive use of the occupants of the relocation unit with the exception of nonhousekeeping relocation units to be occupied by individuals.
- (7) Every relocation unit shall have heating facilities which are adequate and safe.
- (8) Each relocation unit shall be provided with a kitchen having adequate facilities for the preparation, storage, and preservation of food and every kitchen shall be provided with a kitchen sink constructed of approved nonabsorbent and impervious material. Each kitchen shall have no less than 50 square feet of superficial floor area. It shall be properly lighted and ventilated. Each kitchen shall contain a sink with hot and cold running water. The kitchen shall be for the exclusive use of the occupants of the relocation unit with the exception of nonhousekeeping relocation units to be occupied by individuals.

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1/ A relocation unit as described herein is one or more rooms, occupied or intended for occupancy as separate living quarters, in a standard dwelling, apartment house, hotel, or lodging house.



- (9) Rooms used for living, sleeping, cooking, or eating purposes shall have no less than an eight-foot ceiling height and a window area  $1/8$  of the floor area or 12 square feet, whichever is greater. In some cases, where the original use of the building has not been changed, a ceiling height of no less than seven feet six inches will be allowed.
- (10) Electric wiring shall be adequate and safe. Electrical convenience outlets and fixtures shall be safe and in good working order.
- (11) With the exception of the requirement that the water closet, lavatory, bathtub or shower, and kitchen be for the exclusive use of the occupants of the relocation unit, nonhousekeeping relocation units which may be used by individuals shall meet all of the above standards listed for sanitary, heating, cooking, and lighting facilities.

Following are the standards for sanitary and cooking facilities in buildings containing nonhousekeeping relocation units which may be used by individuals:

- (a) At least one water closet and lavatory compartment and one bathroom accessible from a public hallway shall be provided on each floor for each sex. Additional water closets and lavatory compartments and bathrooms shall be provided on each floor for each sex occupying the floor at the rate of one for every additional ten guests, or fractional number thereof in excess of ten. The lavatory and bathtub and/or shower shall have hot and cold running water. Rooms containing these fixtures shall be adequately lighted and ventilated.
- (b) A maximum of three community kitchens may be established on each floor of a hotel where there is a legal residential occupancy. A maximum of ten guest rooms shall be served by a community kitchen. The required superficial floor area according to number of guest rooms is set forth in the following table:



<u>No. of Guest Rooms Served by a Community Kitchen</u>	<u>Minimum Superficial Floor Area</u>
6	100 square feet
8	120 square feet
10	140 square feet and over

b. Structural Requirements:

- (1) Foundations must be adequate and in good condition.
- (2) Floors should not sag nor should they be rotted.
- (3) Subfloor areas must be vented.
- (4) Roof, exterior walls, windows, and doors must be weatherproof.
- (5) Interior walls and ceilings shall be in good repair.
- (6) Stairs and stair railings shall be in good repair.

c. Occupancy Requirements:

- (1) No sleeping room shall have less than 100 square feet of superficial floor area. In some cases where the original use of the building has not been changed, a superficial floor area of not less than 70 square feet will be allowed. If more than two people occupy the sleeping room, an additional 50 square feet of space shall be required for each additional person. There shall be a maximum of four people to each sleeping room, bearing in mind the age and sex of the occupants.
- (2) No unfurnished room shall be used for living, sleeping, cooking, or eating purposes. A cellar room will be permitted for living purposes but not for sleeping, provided the room conforms to standards in all other respects, and only upon the approval of either the Superintendent of Building Inspection or Director of Department of Public Health. The walls and floor of every basement or cellar which are below ground level shall be waterproof and dampproof.





Buildings which have a valid Permit of Occupancy comply with the physical standards for relocation housing. However, dwelling units in buildings not having a Permit of Occupancy may be standard.

## 2. Standards for Displacee's Ability to Pay

Renters are the overwhelmingly predominant group in the project area. According to a survey of the area completed in December 1963 by E. M. Schaffran and Company, 99.5 percent of the total 3,418 family heads and individuals are renters. (See Appendix G)

Generally, single individual displacees will be considered able to pay approximately 21.4 percent of their gross monthly income for gross monthly rent.

This percent of income to be paid for rent is considered modest. Certain welfare agencies allot over 40 percent of their monthly payments for rent:

- a. Old Age Assistance: 36.6 percent is the maximum rent-income ratio for single persons.
- b. Indigent Aid: Maximum rent-income ratios range from 34.5 percent to 41.7 percent depending on the sex of the recipient and whether or not cooking facilities are used.
- c. Blind Aid: 36.0 percent is the maximum rent-income ratio for single persons.

While every attempt will be made to rehouse single individuals using the 21.4 percent ratio of income to rent, it may be necessary for some of them to pay more in some cases in order to secure decent housing.

The ratio of rent to income for families will be approximately 20 percent.

According to the sample survey mentioned above, the median rent presently paid by all family heads and individuals approximates these standards.

Although it is not anticipated that the demand for sales housing will be great, due to the small number of owners in the area, the Agency, in making referrals to sales housing, will follow the general percentage (20 percent) indicated as the median monthly housing expense, with the total price of the home not to exceed approximately  $2\frac{1}{2}$  times the annual income. In addition, such factors as future income, previous housing expense, size of family, and other financial obligations will be considered for families who either rent or purchase other housing.





According to the opinion expressed by the Federal Housing Administration in its pamphlet, "Estimating Ability to Pay for a Home," FHA No. 201, revised May 1962, there are no reliable criteria for determining a family's ability to purchase housing. The pamphlet indicates that the median monthly housing expense for a home owner, expressed as a percentage, is roughly 20 percent of the effective monthly income, which is defined as "Take-Home Pay After Deducting Federal Income Tax Withheld." Monthly housing expenses includes mortgage principal and interest, mortgage insurance premium, hazard insurance premium, taxes and any special assessments, maintenance and repairs, utilities, and fuel for cooking.

### 3. Location Standards

In view of the relatively small area which San Francisco covers and the excellent public and commercial transportation systems in the City of San Francisco, the Agency has designated any area in the City as acceptable for relocation housing. The Agency, however, will make every effort to refer displacees to housing in areas as close to their places of employment as possible. Further, due to the nature of the residents residing in this area, a particular effort will be made to rehouse them as close to their present location as possible, if they so desire. Studies by the Agency indicate a number of permanent rooms available in hotels in the vicinity of the proposed Yerba Buena Center. (See Appendix L)

In regard to public utilities and commercial facilities, the areas to which residents are referred shall be no less desirable than the area in which they now reside.

### 4. Temporary Relocation (to be used only when absolutely necessary)

Temporary relocation housing will be in a safe and habitable condition and shall be at least as good as that which the displacees were formerly occupying. The obligation of the Agency to find these displacees decent, safe, and sanitary housing shall not be diminished by temporary relocation.

Temporary housing will be used to accommodate displacees for whom permanent housing has not been found under the following circumstances:

- a. When it is necessary to meet a demolition deadline on a building which houses residents who have been unable to find adequate standard housing.
- b. When it is not feasible to continue operating a building because of its physical location or the small number of tenants makes it uneconomical to continue the operation.
- c. When the physical condition of a building is deteriorated to the extent that the Agency cannot allow occupancy even for a short period of time.



C. Proposals for Obtaining Relocation Housing

1. Private Housing: Information on available existing private housing vacancies, including the size and rents for each vacancy will be obtained by the following methods:

- a. Development of a file of owners, landlords, and agents who handle moderate-priced rental and sales housing. Such persons will be contacted as necessary to obtain listings.
- b. Development of liaison with community organizations and leaders who agree to notify the Agency of available listings which come to their attention.
- c. Daily check of classified section of newspapers.
- d. Constant check for vacancy signs by staff during the course of their inspections of housing.

2. Public Housing:

- a. Arrangements made with the San Francisco Housing Authority for obtaining information on vacancies and making referrals are generally as follows:

The Housing Authority will appoint a member of its staff to handle referrals from the Agency. The Authority will submit semi-monthly written reports showing the current status of each tenant who has applied during the month as well as the status of former applicants. Applicants shall be listed on each report until they are shown as housed. A constant telephone check will be made by Agency staff to find out the status of each case referred so that necessary follow-up can be made as needed. The Housing Authority will give the Agency advance notice of new projects, specifying the anticipated completion dates and the number of units by size.

- b. Admission preferences for families displaced by public action have been adopted by the San Francisco Housing Authority. The Agency has received assurance from the Housing Authority that the preference will be applicable to Yerba Buena Center Redevelopment Area residents. (See Appendix A)

Resolutions have been passed by the Housing Authority to assist this Agency in meeting its relocation requirements. These resolutions have established special income limits and admission policies for displaced families and have pledged the Authority's cooperation with this Agency on the development of scattered-site public housing.

The following chart sets forth the special income limits to Public Housing for displaced families:



NO. OF PERSONS		BASE INCOME LIMIT	1 MINOR	2 MINORS	3 MINORS
2	Annual	\$4,800.00	\$4,900.00		
	Monthly	400.00	408.33		
3 or 4	Annual	5,040.00	5,140.00	\$5,240.00	
	Monthly	420.00	428.33	436.67	
5 or more	Annual	5,400.00	5,500.00	5,600.00	\$5,700.00
	Monthly	450.00	458.33	466.67	475.00

Note: For each additional minor, the maximum allowable annual income increases \$100.

The minimum rent in public housing for displaced families is set forth in the following table:

<u>Size of Apartment</u>	<u>Rent</u>
Studio and one-bedroom	\$ 39
Two-bedroom	40
Three-or-more bedroom	41

When the entire income is Aid to Needy Children or Indigent Aid, the minimum IA or ANC rent applies unless the established rent-income ratio of 21.4 percent would require a higher rental. In such case, rent is computed as for displaced families.

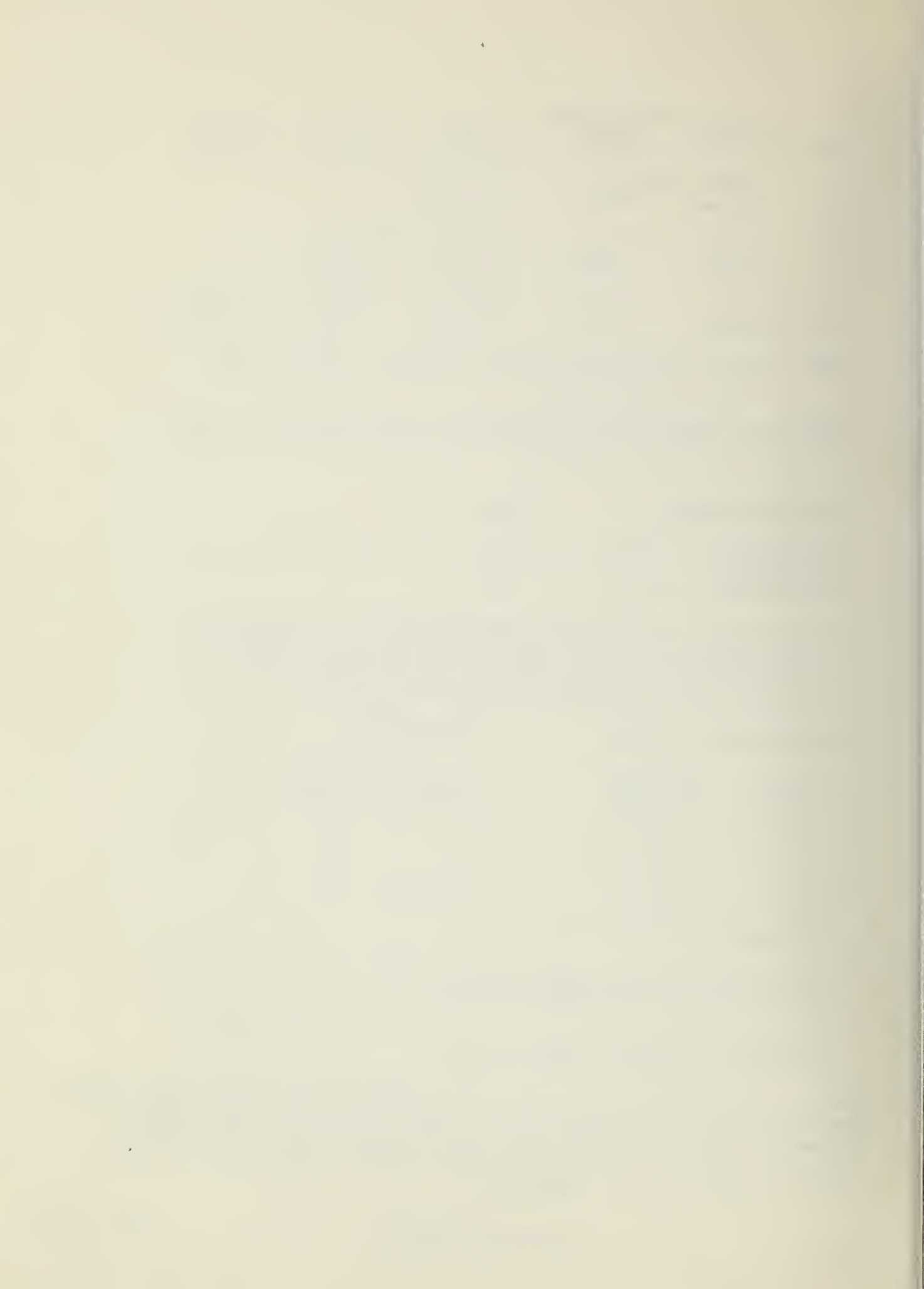
<u>Aid to Needy Children</u>		<u>Indigent Aid</u>	
<u>Persons</u>	<u>Minimum per Month</u>	<u>Persons</u>	<u>Minimum per Month</u>
2 or 3	\$56	1	\$42
4	61	2	48
5	62	3	54
6 or 7	67	4 or more	60
8 or 9	70		
10 or more	73		

Where the greater part of the income is ANC or IA, rent shall not be less than the minimum ANC or IA rent.

Where the lesser part of the income is ANC or IA, the regular schedule for displaced families applies.

- There appears to be more than a sufficient supply of public housing for low-income families who will be displaced from the Yerba Buena Center Redevelopment Area, even after taking into consideration the units required for those eligible families who will be displaced from Western Addition Area 2 and the proposed project in Hunters Point. (Appendix B).







4. Over the five-year residential relocation period, (August 1966 to July 1971), some 9,870 units of public housing will be made available by the San Francisco Housing Authority. Approximately 1962 of these units will be used for Western Addition Area 2 and Hunters Point families, leaving the remainder of 7908 available on a priority basis to the 170 eligible Yerba Buena Center families. These units include turnover in existing projects only. Three hundred new public housing units will be available by mid 1966 and 38 additional units by late 1966 or early 1967.

#### Relations with Site Occupants

##### 1. Development of Informational Program

- a. Residents are advised of the Agency's responsibility to offer relocation assistance by the following means:
  - (1) Direct contact with residents.
  - (2) Direct contact with social agencies, missions, and church groups in the area
  - (3) Direct contact with the majority of the property owners in the area.
- b. Close cooperation has been developed with the following organizations which have taken the relocation plans for the Yerba Buena Center Redevelopment Area under advisement and study:
  - (1) The combined Advisory Subcommittee on Housing for San Franciscans Now Living South of Market of the Mayor's South of Market Development Committee and the South of Market Advisory Committee on Commercial and Industrial Development.
  - (2) A committee composed of representatives of health and welfare organizations in the South of Market area, under the leadership of the Canon Kip Community Center, has been developed to coordinate the activities of the various organizations and to discuss methods and programs that can be used in conjunction with the renewal of Yerba Buena Center.
- c. Informational pamphlets have been sent to site occupants and owners.

In addition to the survey already conducted in which 96 percent of the families and 5 percent of the single individuals were contacted, each site occupant will be interviewed as properties are acquired to ascertain specific relocation requirements. At the same time an informational statement, the contents of which will be explained to each tenant by the visiting staff interviewer, will be left with each occupant. The statement will notify the residents of Agency action concerning the particular structure and will explain the responsibility of the Agency to assist them in locating decent, safe, and sanitary housing within their financial ability. (See Appendix C).

When the informational statements are distributed and explained, the residents will sign a receipt acknowledging the visit of the staff representative. When it is not possible to deliver the statements personally, they will be sent by registered mail with a request for notification of delivery.



The site office already established in the project area as an information center is in a location convenient for site occupants. It is open from 8 a.m. to 5 p.m., Mondays through Fridays. The office hours may be extended if necessary to accommodate residents.

The site office will maintain a current file of available standard units throughout the City of San Francisco, listed according to size and rental charges. Particular emphasis will be placed on the availability of those standard units closely adjacent to the project area. For those residents who wish to purchase homes, the Agency will provide referrals to available standard sales housing as well as FHA (including provision of 221 Certificates where required), Veteran's Administration and Cal-Vet program listings. Staff will also assist persons in obtaining financing for new homes. In order that residents may exercise their priority for mortgage financing for sales housing under Section 221 or for admission to rental housing under Section 221 (d)(3), they shall be provided with FHA form 3476, Certificate of Eligibility. No referrals shall be made to housing units which are scheduled for clearance under a Title I project in planning or execution or other governmental activity.

Each rental listing will be inspected to insure that established standards of health, safety, and sanitation are met. Sales housing will be similarly inspected except in such cases where the housing is obtained from Federal Housing Administration, Veteran's Administration and through the Cal-Vet Program listings. The dwelling units of all self-relocated site occupants shall be inspected, if possible prior to the move. In cases where such units are found to be substandard, satisfactory accommodations will be offered to the family or individual. If an offer of a standard unit is not accepted by the self-relocated family, the Agency will refer the matter to the local code enforcement agency with the objective of bringing the substandard unit into conformity with local codes.

Every effort will be made to trace families who move without leaving a new address by inquiries of neighbors, local schools, local post office station, employers, and utility companies.

Experience has shown that planning for adequate rehousing requires the utilization of public and private health, welfare, and other community service agencies. Barriers to satisfactory rehousing may lie in their fields rather than in the unavailability of housing. For this reason, special efforts for coordination with these agencies are being made by the San Francisco Redevelopment Agency. These include employment of additional staff which will serve as liaison between this Agency and social service agencies. Staff will coordinate and stimulate needed social services to minimize the hardships of displaced persons and to assist families and individuals who have special problems which interfere with satisfactory rehousing.

The following Agencies have indicated their willingness to cooperate with the Redevelopment Agency in preparation for Relocation activities:

St. Boniface Church  
Life Line Mission  
Old St. Mary's Church  
Canon Kip Community Center  
Men's Social Service Center, Salvation Army  
Harbor Lights Mission, Salvation Army





Travelers Aid Society  
Apostleship of the Sea  
St. Vincent de Paul Society  
Goodwill Industries  
YMCA, Embarcadero Branch

#### E. Eviction Policy

The Agency will make every effort to keep eviction proceedings at a minimum. Proceedings for eviction of site occupants will be instituted only under one or more of the following conditions:

1. Failure to pay rent.
2. Maintenance of a nuisance or use of the premises for illegal purposes.
3. A material breach of the rental agreement.
4. Refusal to consider accommodations meeting relocation standards.
5. Refusal to admit a relocation interviewer.
6. Situations requiring eviction under State or local law.

In cases when eviction becomes necessary as a result of code enforcement or rehabilitation activities, displaced families and individuals will receive the same relocation assistance, including relocation payments, as other displacees.

#### F. Relocation Payments

1. The time limit for the submission of a claim for a relocation payment for moving expenses, actual direct loss of property, or a small business displacement payment shall be six months after the displacement of the claimant. The time limit for a relocation adjustment payment claim shall be 60 days after the displacement.
2. Eligible individuals and families shall have the option of receiving fixed relocation payments or actual moving expenses and/or direct loss of property payments in accordance with "Conditions Under Which Relocation Payments are Made to Individuals, Families and Business Concerns", a copy of which conditions is attached hereto as Appendix D.

#### G. Services Offered by The Agency to Business Concerns

##### 1. Information Program

- a. In November 1964 a continuing contact program for businesses was started. Of the 564 firms in the project area, 109 were personally contacted and presented with information on the proposed plan for Yerba Buena Center. These businesses, for the most part, were in those buildings scheduled for retention.
- b. Meetings with the San Francisco Chamber of Commerce.  
The Action Committee on Yerba Buena Center of the San Francisco Chamber of Commerce held six discussion meetings on the proposed Yerba Buena Center Redevelopment Plan. The series was started March 24, 1964 and concluded July 8, 1964 with the following motion which was unanimously passed:



That Redevelopment be used as an aid or means to develop the South of Market project Yerba Buena, and that committee or committees be established by the Chamber of Commerce to work closely with the Redevelopment Agency in the planning of the South of Market.

c. Information Releases

November 2, 1964, "Fact or Fantasy". This was an answer to frequent misunderstandings regarding Yerba Buena Center. It was sent to business establishments and included an invitation to discuss the matter with the Agency.

May 3, 1965. A packet containing several information items was sent to selected business-community leaders. Included were: a summary of the plan proposal, a preliminary sketch plan for the proposed sports arena-convention center, a summary report by Real Estate Research Corporation on the general market for cleared land, and a summary report by Economics Research Associates on the potential for entertainment facilities.

May 10, 1965. Letter entitled, "The Facts Are In!", was sent to business firms inviting them to inquire about the reports of two economic consultants on the market demand for the uses proposed for Yerba Buena Center.

July 20, 1965. Notice of public hearing date before the members of the Redevelopment Agency sent to all businesses in project area. Chart showing improved tax revenue derived from development of Yerba Buena Center sent in same mailing.

- d. Each business concern will be interviewed as properties are acquired to ascertain specific relocation requirements and location preferences. At the same time an informational statement, the contents of which will be explained to each tenant by the visiting staff interviewer, will be left with each concern. The statement will notify the business concern of the Agency action concerning the particular structure, will mention the services available at the Site Office and will outline the types of relocation payments available and the policies and procedures involved in filing relocation claims. (Appendix C-1).

2. A Commercial and Industrial Survey was conducted to obtain detailed facts about the commercial and industrial activities in the Yerba Buena Center project area. Information was obtained on the number of firms, size, type, economic health, physical facilities, and location preferences.

Interviews were held with 677 of the 723 businesses. Subsequently, the project area has been reduced in size.





### 3. Listings of and Referrals to Available Commercial Space

The Redevelopment Agency will make an active search for suitable new locations within the project area or elsewhere in the city for businesses or industries required to move from buildings to be cleared within the project area. Businesses or industries located within the Yerba Buena Center Project Area will not be required to move until twelve months after the date that the occupied property is acquired by negotiation or the date of filing of an eminent domain action on the occupied property, whichever is first, unless:

Two suitable locations within the financial means of the business or industry have been offered, or

The business or industry qualifies for the \$2,500 small business grant described below in Section B, Relocation Assistance and Technical Services.

The Business development staff of the Redevelopment Agency will work actively with groups of related businesses or industries in the development of group centers within the project area or elsewhere in San Francisco.

### 4. Relocation Assistance and Technical Services

The Redevelopment Agency, subject to applicable rules and regulations, will help businesses and industries which must move by:

Paying reasonable and necessary moving expenses up to \$25,000, or

Paying personal property loss of use up to \$3,000, or

Paying combined reasonable and necessary moving expenses and personal property loss of use up to \$3,000.

Paying an additional \$2,500 to owners of businesses with a gross volume of more than \$1,500 and a net income of less than \$10,000 a year, regardless of whether they re-establish themselves in a new location or go out of business.

The Redevelopment Agency staff also will assist the owners of businesses in processing applications for:

Special assistance loans through the Small Business Administration, including the loan guarantee program at current interest rates, urban renewal aid loans at low interest rates (3 to 4 percent), and development corporation loans (up to \$350,000 per business).

Rehabilitation loans under the Housing Act of 1965 (up to \$50,000 at 3 percent).



When the project has been approved for execution, the Agency will furnish the appropriate local SBA office with a listing of the name, address and type of business of all concerns which will be affected by the project.

In addition to the above, the Redevelopment Agency will make use of any other aids as they become available.

H. All state and local requirements regarding the relocation of site occupants are covered in the above statements and proposals.

I. Form H-6122 (See Appendix E).

Estimates on the availability of rehousing resources and the needs of the area's residents have been based on the following elements:

1. Data on the availability of public housing was obtained from the San Francisco Housing Authority. This data includes information on new construction and turnover in existing housing.
2. The extent of housing resources in the private market was determined by a survey and analysis entitled "Relocation Housing Analysis, San Francisco, California", conducted for the Agency by the Real Estate Research Corporation from December 1961 to January 1962. (See Appendix F).

A follow-up study of the Real Estate Research Corporation study was made by Agency staff in December, 1963. A statistical comparison was made between vacancies listed in the San Francisco Chronicle and the San Francisco Examiner at the time the Real Estate Research Corporation study was made, December 1961 and December 1963. These figures were statistically extended to an annual basis to make them comparable to the Real Estate Research Corporation figures. It was found that the number of available rental and sales units had increased from 1961 to 1963.

It should also be noted that the Real Estate Research Corporation survey was made at a period of low activity in the rental market, making their estimates of vacancies based on that survey conservative.

3. The needs of displaced residents were determined by the survey, Relocation Survey - South of Market Redevelopment Project, conducted for the Agency by E. M. Schaffran and Company and completed in December 1963. (The name of this redevelopment project was changed from South of Market Redevelopment Project Area D-1 to Yerba Buena Center Redevelopment Project Area D-1 as of February 20, 1964.) (See Appendix G).

An analysis of the data indicates that all of the 253 families now residing in the area can be rehoused satisfactorily by the efficient use of the following resources:

1. 9870 units of low-rent public housing available through turnover in existing units over the five-year residential relocation period. Of the 253 families to be relocated, 170 appear to be eligible for low-rent public housing according to their incomes. These include 54 who are presently residing in single rooms and seven who are classified as owners. These seven families may wish to purchase other properties with the equities obtained from the sale of their present properties.





2. Turnover in existing private rental and sales housing.

Of the 253 families, the 83 that are not eligible for low-rent public housing can be satisfactorily rehoused in available existing housing.

- a. Thirteen are two-person families living in single rooms who can be rehoused in one-bedroom units if they so prefer.
- b. Of the seventeen owners, seven of which are eligible for public housing, only two occupy single family houses. The others occupy either a flat in the building they own or one or more rooms in the hotels they own.

The other ten families classified as owners, who are not eligible for low-rent public housing, may purchase other properties or move into rental housing.

For those owners who desire to buy a house, and can qualify financially, there is a latitude of choice available in the "\$12,000 and over" group.

Since residential relocation activities will take place gradually over a five-year period, and the relocation workloads will be relatively small, maximum attention to the needs of individual families will be assured. Special services, such as those offered to families in the Western Addition Area 2 project will be available to families in the Yerba Buena Center Redevelopment Area. These will include a homemaking teaching program and professional casework services to screen and refer families to appropriate public and private agencies for treatment.

Concurrent Displacement

1. The San Francisco Redevelopment Agency has contacted the various State and local departments which carry on activities resulting in displacement of families. Following is the estimated displacement of families and single individuals by those departments which carry on activities resulting in displacement over the period August 1966 to July 1971:

	<u>Families</u>	<u>Singles</u>
Urban Renewal Division, Department of Public Works	250	510
State Highway Division	75	---
San Francisco Real Estate Department	245	---
Code Enforcement		
Department of Public Works	725	1355
Department of Public Health	3,060	1545
San Francisco Housing Authority (over income)	<u>725</u>	<u>15</u>
Total to be displaced	5,080	3,223





Breakdowns are not available by race, tenure and public housing eligibility for those displaced by other public agencies. However, the San Francisco Redevelopment Agency staffs and manages the Central Family Referral Service for all city displacement activities and will direct a coordinated program which will exploit all necessary housing resources. This will enable the Agency to control referrals to public housing and to private vacancies as required to meet the time schedules for various programs.

2. Public Housing: Turnover in existing low-rent public housing results in 1974 units becoming available every year. During relocation activities in the Yerba Buena Center Redevelopment Area, displacement will also occur from Area 2. Area 2 will require 212 units per year for those families eligible for public housing. The 1,753 units which remain will easily accommodate not only the 34 Yerba Buena Center Redevelopment families, who will be claimants for public housing every year on a priority basis, but also, those families who might be eligible for public housing from the proposed Hunters Point Redevelopment project.
3. Private Housing: Surveys done by, and for, the Agency indicate a surplus of some 53,932 units (23,037 for families; 30,895 for singles) over and above the needs of those families and single individuals displaced from Western Addition Area 2, Hunters Point and the Yerba Buena Center Redevelopment Area during the latter's five-year residential relocation period. These units will be more than sufficient to serve the needs of those of the 5,080 families and 3,223 singles estimated to be displaced by other public agencies over the five-year residential relocation period who do not enter public housing. (See Appendices H, I, J.)

It is estimated that some 3,165 single individuals will be displaced by the Yerba Buena Center Redevelopment Project, the majority of whom are elderly, low-income males. The following table indicates distribution of these individuals by type of housing accommodations.

	<u>Total</u>	<u>White</u>	<u>Non-White</u>
Hotels & Dormitory Accommodations	3070	2801	269
Housekeeping Accommodations	<u>95</u>	<u>34</u>	<u>61</u>
TOTAL	3165	2835	330

The planning for the rehousing of single individuals has proceeded concurrently with that for families (Appendix K). The Redevelopment Agency is of the judgment that the single individuals can be rehoused in the following resources now in being or in prospect.

1. Almost 5,000 single room accommodations are available annually throughout the city at rents under \$60 per month -- even after deducting those units needed for Western Addition Area 2 relocation needs -- according to the Real Estate Research Corporation's report entitled Relocation Housing Analysis, San Francisco, California, completed in January 1962. The Agency conducted a supplementary survey in the summer of 1963 to determine the permanent rooms available in "standard" hotels close to the Yerba Buena Center. (See Appendix L.)



The higher rent hotels in the area were excluded from the study as not being suitable for the majority of the residents in the project area. This survey indicated that over 13,000 units, at rents under \$60 per month, would be available over the five-year residential relocation period in standard, permanent rooms in hotels located near the Area which cater to single persons.

The two inventories of available rooms are not additive, however. The study made by the Real Estate Research Corporation covered the entire City, and therefore the vacancies found by the Agency in the special study mentioned above were, theoretically, incorporated in the earlier city-wide survey.

2. Three hundred units of low-rent senior citizens housing proposed for construction in the area.

The San Francisco Housing Authority has been offered a site in the Yerba Buena Center which will accommodate 300 units of low-rent housing. Final plans have not been approved for these units. Therefore they have not been included as a definite resource.

3. The use of special demonstration funds to develop housing and social aids for low-income individuals is being proposed under Section 207 of the Housing Act of 1949, as amended. Under such a program it may be possible to make 100 to 150 units available in a rehabilitated hotel, not greatly removed from the area, at rents which single individuals can afford. The members of the Combined Advisory Subcommittee on Housing for San Franciscans Now Living South of Market of the Mayor's South of Market Development Committee and the South of Market Advisory Committee on Commercial and Industrial Development, have unanimously encouraged the development of a program of this type.

In 1964 The Men's Social Service Center of the Society of St. Vincent de Paul, which is located in the heart of the Area, submitted a formal application, with the assistance of the Agency, to the Administrator of the Low-Income Housing Demonstration Program, Housing and Home Finance Agency, for funds to finance such a program. Although the Administrator of the Low-Income Housing Demonstration Program has acknowledged interest in the proposed program, the application could not be processed without more specific information on the hotel to be used. All hotels considered so far have been prohibitive in cost; however, interest still exists and possibilities are still being explored.

4. Many of the single individuals in the Area are pensioners and casual workers who must supplement their limited incomes by use of facilities in and near the Area which provide free meals. To prevent unnecessary hardship for these people, standard housing accommodations within the surrounding area will be utilized where feasible and desirable.

It is estimated that approximately 440 of the estimated 564 business establishments in the Yerba Buena Center Redevelopment Area will be relocated, over a seven-year relocation period (August 1966 - July 1973).



Existing housing, private and public, can meet the rehousing needs of residents displaced from the Yerba Buena Center Redevelopment Area. Therefore new private construction, which is generally more expensive, is not included as a rehousing resource. However, the recently enacted Federal rent supplement program will enable the use of some new construction.





# HOUSING AUTHORITY *of the City and County of San Francisco*

440 TURK STREET

SAN FRANCISCO 2, CALIFORNIA

TELEPHONE ORDWAY 3-5800

Commissioners: JOSEPH P. MAZZOLA, *Chairman* SOLOMON E. JOHNSON, *Vice Chairman* T. KONG LEE JOHN E. GURICH MELVIN M. SWIG

Executive Director: JOHN W. BEARD

Counsel: S. LEE VAVURIS

Deputy Executive Director: JOSEPH J. ALLEN

May 4, 1964

Mr. M. Justin Herman  
Executive Director  
San Francisco Redevelopment Agency  
525 Golden Gate Avenue  
San Francisco, California

Dear Mr. Herman:

The following is the information requested in your recent letter to be included in your Relocation Report for Yerba Buena Center.

Question No. 1. Number of units under management, broken down by bedroom units, size and racial availability.

Answer:	<u>Bedroom Size</u>	<u>Number</u>
	Studio	122
	1-BR	1132
	2-BR	2673
	3-BR	1174
	4-BR	295
	5-BR	40
	Total	5436

All vacancies are available to any eligible low income family regardless of race, color, creed or national origin. Families on the eligible waiting list are offered housing in turn, depending on degree of need.

Question No. 2. Status of any plans for additional units, with details as to bedroom size, racial availability and estimated dates of availability for occupancy.



Answer:

Status of Projects to be built	No. Apts. by Size					Total Apts.	Approx. Completion
	Studio	1-BR	2-BR	4-BR	5-BR		
Nearing Construction	231	66	3	0	0	300 <u>1/</u>	Mid 1966
Being designed	-	-	-	19	19	38	Late 1966 or early 1967
Pending Site Selection	Unknown					200	Unknown
Total	231	66	3	19	19	538	

The above will be available to any eligible low income family regardless of race, color, creed or national origin.

1/ For Elderly Families

Question No. 3. Income limits for initial and continued occupancy.

Answer:

No. of Persons	Regular Admission Income Limits	Special Admission <u>1/</u> Income Limits	Continued Occupancy Income Limits
1	\$ 2880.	\$ 2880.	\$ 3600.
2	4000.	4800.	5000.
3 or 4	4200.	5040.	5250.
5 or more	4500.	5400.	5625.

An additional \$100. is added to any group of two or more persons for each minor member of the family other than the head of the family or his spouse.

1/ Special Admission Limits for Displaced families.

Question No. 4. Minimum rent charge.

Answer:

The minimum rent charged for families whose income is from sources other than Aid to Families with dependent children or Indigent Aid is:

Studios and 1-BR apartments	\$39.00
2-BR apartments	40.00
3-BR and larger apartments	41.00

Rents for families who receive their total income or the greater portion of their income from Public Welfare shall not be less than those following for the specific type of aid listed.



Indigent Aid Reipients

<u>Number of Persons</u>	<u>Minimum Rent</u>
1	\$42.00
2	48.00
3	54.00
4 or more	60.00

Recipients of Aid to Families with Dependent Children

<u>Number of Persons</u>	<u>Minimum Rent</u>
1	\$55.00
2 or 3	56.00
4	61.00
5	62.00
6 or 7	67.00
8 or 9	70.00
10 or more	73.00

Question No. 5. Priority of admission preference to be given to Title I project displacees, and estimated number of units to be available to them, bedroom size and racial availability.

ANSWER:

Preference

First preference is given to families being displaced by governmental action. Among displaced families, a prior preference is given to:

1. Families of disabled veterans whose disability was service connected.
2. Families of deceased veterans and servicemen whose death was service connected.
3. Families of other veterans and servicemen.

Estimated Number of Units to be Available

In answer to the above, we set forth actual turnover of vacancies for the twelve-month period of April 1, 1963 to March 31, 1964, inclusive:

<u>Apartment Size</u>	<u>Number of Vacancies</u>
Studios	9
1-BR	434
2-BR	1082
3-BR	387
4-BR	50
5-BR	12
	<u>1974</u>

All vacancies are available to eligible low income families regardless of race, color, creed or national origin.





Question No. 6. Admission requirements other than those related to income and family composition.

Answer:

The following are admission requirements other than those of income and family composition.

1. Residence

Families shall be residents of San Francisco for one year immediately prior to date of application for housing; except in the case of the following:

- a. Head of the family is a veteran
- b. Head of the family is in the active military service
- c. Head of the family is a student

2. Citizenship Requirement - at time of Admission

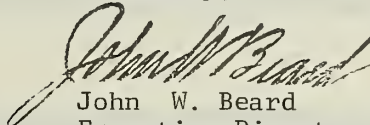
When the head of the family is an alien, he shall be required to present evidence of having filed a "Declaration of Intention" to become a citizen of the United States in order that the family be eligible for admission to low-rent housing.

3. Families Must Be Reasonable Rent Risks

4. Families Must Have A Verified Need for Housing

We trust the above will be helpful. If we can be of any further assistance please feel free to call upon us.

Sincerely,

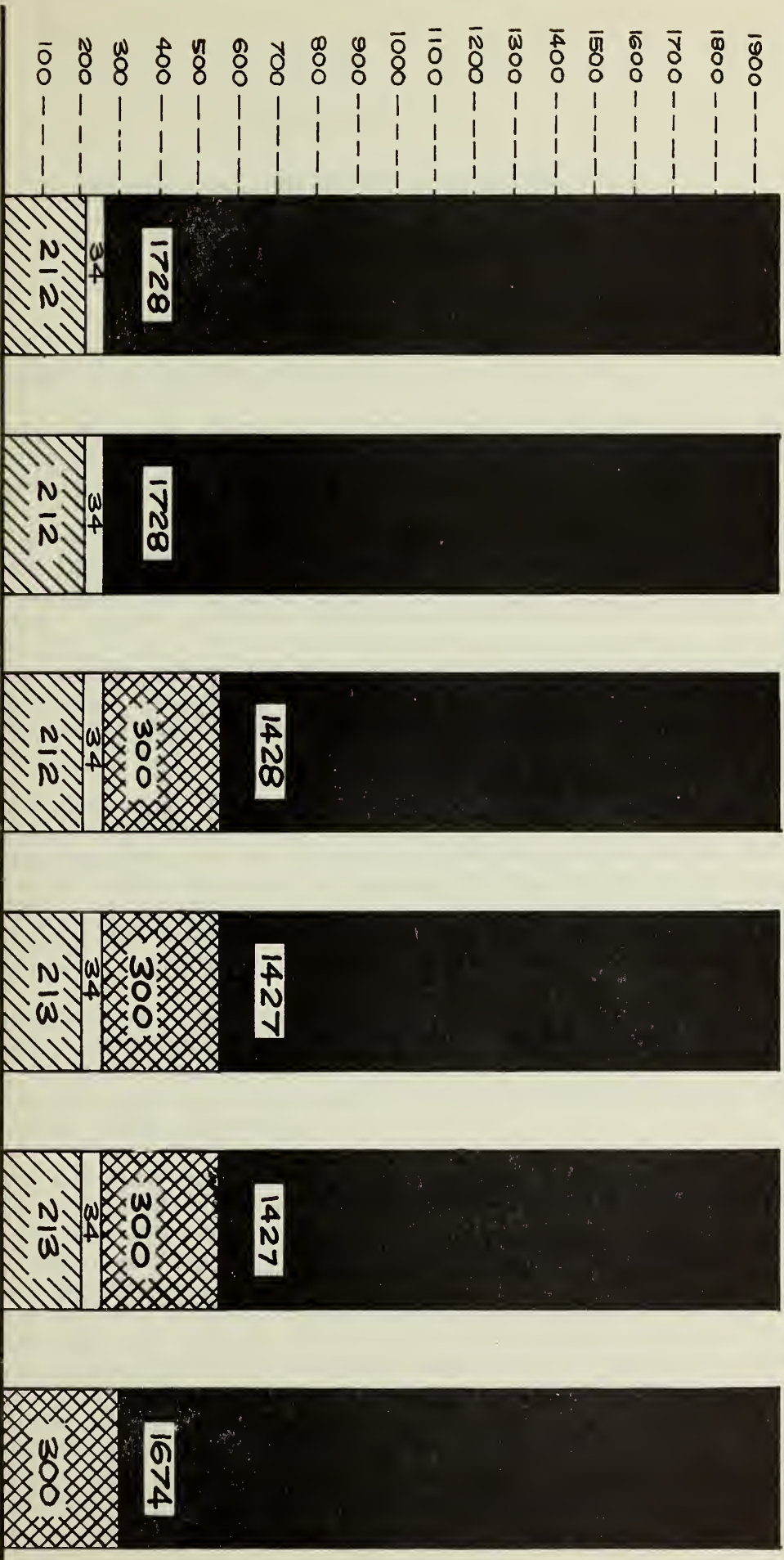
  
John W. Beard  
Executive Director



# ESTIMATED NUMBER OF FAMILIES FROM REDEVELOPMENT AREAS WHO WILL USE PRIORITIES FOR PUBLIC HOUSING

NUMBER OF FAMILY DWELLING UNITS

APPROX. 1974 FAMILY UNITS OF PUBLIC HOUSING AVAILABLE EACH YEAR



1966

1967

1968

1969

1970

1971

WESTERN ADDITION AREA TWO

HUNTERS POINT

YERBA BUENA CENTER

VACANCIES NOT USED BY REDEVELOPMENT

AT THIS DATE, NO ESTIMATE HAS BEEN MADE OF THE ADDITIONAL PLACEMENTS WHICH WILL BE MADE IN PRIVATE HOUSING THROUGH RENT





## APPENDIX C

(Letterhead)

### INFORMATIONAL STATEMENT TO RESIDENTS YERBA BUENA CENTER

building in which you live is part of the Yerba Buena Center Redevelopment Project has been purchased by the San Francisco Redevelopment Agency.

Redevelopment of Yerba Buena Center will include rehabilitation of existing structures as well as development of a commercial, industrial, and entertainment center. There will be extensive public parking facilities.

Redevelopment Agency has established a Rehousing Service in the Yerba Buena Center Office located at 820 Howard Street to assist you in finding other housing and to manage your property until you are able to move. This office is open from 8:00 a.m. until 5:00 p.m., Monday through Friday. You will find a friendly and competent staff available to help you.

You will be required to sign a rental agreement with the Redevelopment Agency for your new quarters. All rents are to be mailed or brought to the Yerba Buena Center Office. You should also contact the staff there on any matter which concerns the property or moving arrangements.

Staff at the Site Office can help you in a number of ways:

1. They will refer you to housing in San Francisco which meets your needs. Included for referrals will be listings of housing which has been bought by the Federal Housing Administration and the Veterans Administration and is available for rent or sale. Please let the staff know if you have any problems in obtaining housing to which they refer you.

Some temporary moves may be necessary to permit the Agency to carry out the plans for the project in an orderly manner. However, as long as you remain a tenant in good standing, you will not be required to move before you have been given an opportunity to obtain suitable housing which is within your financial means.

2. They are available to inspect any housing you yourself may locate and wish to move into - outside of Yerba Buena Center. Please remember that a unit which you move into should be decent, safe, and sanitary. In general terms, this means that the unit or house should be large enough for you and your family, should have hot and cold running water, should have a separate toilet and bath for your family, and should be well built. If you discover such housing, please call the Rehousing Service before you move and a member of the staff will inspect it for you to be sure that it complies with these standards. San Francisco is carrying out a code compliance program. If you move into sub-standard housing, you may be inconvenienced when action is taken to bring the unit up to code standards. Further, a move into substandard housing may make you ineligible for certain financial assistance to which you might otherwise be entitled.





3. They will assist you in obtaining certain moneys to which you may be entitled. The Federal Government has made funds available for moving expenses and for relocation adjustment payments. Relocation adjustment payments may be paid to all families and to individuals 62 years of age and over if they are unable to get into public housing and if 20 percent of their annual income is less than average rent for standard housing in San Francisco. The written conditions under which both moving expenses and relocation adjustment payments can be made are available at the Yerba Buena Center Site Office. There are certain requirements which must be fulfilled before you move in order for you to qualify. You may be eligible for both moving expenses and relocation adjustment payments. Please check at the Site Office before you move.
4. There are specialists on the staff who can offer you guidance with financing your home or in assisting with other problems which concern you in relation to your moving arrangements.

Redevelopment Agency hopes that it will not find it necessary to evict anyone. However, so that you may know the eviction policy which has been approved by the Agency, listed below are the conditions under which eviction may be necessary:

1. Failure to pay rent.
2. Use of the property for illegal purposes or maintaining a nuisance on the property.
3. Failure to live up to one's rental agreement.
4. Refusal to consider moving to a new location which meets relocation standards.
5. Refusal to allow an Agency interviewer to enter the property one is occupying.
6. Situations where the State or local law requires that the tenant be evicted.

se keep in touch with the Site Office so that the staff can give you all possible assistance in making your move.

Sincerely,

M. Justin Herman  
Executive Director

By \_\_\_\_\_  
Supervisor, Community Services  
Yerba Buena Center Site Office



APPENDIX C-1

(Letterhead)

INFORMATIONAL STATEMENT FOR BUSINESS CONCERNS  
YERBA BUENA CENTER

The building in which your business is located is part of the Yerba Buena Center Redevelopment Project and has been purchased by the San Francisco Redevelopment Agency.

The redevelopment of Yerba Buena Center will include rehabilitation of existing structures as well as development of a commercial, industrial, and entertainment center. There will also be extensive public parking facilities.

For your convenience, the Redevelopment Agency has established a Yerba Buena Center Office at 820 Howard Street. This office is open from 8:00 a.m. to 5:00 p.m., Monday through Friday.

You will be required to sign a rental agreement with the Redevelopment Agency for your present quarters. All rents are to be mailed or brought to the Yerba Buena Center Office.

Special staff is available at the Site Office. Their assistance includes:

1. Suggestions of specific new locations for your business.
2. Guidance in arranging for financing of new locations and equipment, including special assistance to which you may be entitled through the Small Business Administration.
3. Aid in obtaining relocation payments to which you may be entitled.

The Federal Government provides funds for three types of relocation payments for which you may be eligible.

1. Payment for moving expenses only in a maximum amount of \$25,000.
2. Payment for direct loss of personal property only in a maximum amount of \$3,000. (Please note that, if a business claim includes both moving expenses and direct loss of personal property, the maximum payment is \$3,000).
3. Small business displacement payment of a flat sum of \$2,500.

You may be eligible for a small business displacement payment if you meet the following requirements:

1. Your business was operating in Yerba Buena Center on (date of approval by local governing body).
2. Your concern is not part of an enterprise having two or more establishments outside Yerba Buena Center.



3. Your concern filed an income tax return with the Internal Revenue Service for the two years preceding displacement or, if not in business that long, for one year preceding displacement.
4. Your concern's average annual gross receipts or sales exceeded \$1,500.
5. Your concern's average annual net income, before taxes and plus certain salaries, wages, and other compensation, is less than \$10,000.
6. Your claim for payment is submitted within six months of your move from Yerba Buena Center.

The enclosed copy of Schedule C of Form H-6146, Claim for Relocation Payment, indicates the extent and type of information required as a basis for determining eligibility for Small Business Displacement Payment. Note that Schedule C calls for the same information reported on income tax returns filed with the District Director of Internal Revenue.

The enclosed copy of Schedule C is for your information only. You will be furnished another copy as a part of the claim that you submit for reimbursement for moving expenses and any actual direct loss of property.

In order to qualify for any of the payments mentioned above, you must notify the Site Office in writing at least 30 days before you move. To receive reimbursement for moving expenses in excess of \$500, you are also required to provide three bids covering your moving expenses and, if any actual direct loss of property is involved, appraisals indicating the value of the property. Consequently, we strongly urge that you visit the Site Office at 820 Howard Street at least 30 days before you intend to move. At that time, any questions you have can be resolved and the procedures for obtaining relocation payments can be more fully explained.

Sincerely,

M. Justin Herman  
Executive Director

By \_\_\_\_\_  
Supervisor, Community Services  
Yerba Buena Center Site Office







## APPENDIX D

### CONDITIONS UNDER WHICH RELOCATION PAYMENTS ARE MADE TO INDIVIDUALS, FAMILIES AND BUSINESS CONCERNS San Francisco Redevelopment Agency

The following types of relocation payments, as defined and limited by the Housing and Home Finance Agency under the Rules and Regulations governing Section 106(f) of the Housing Act of 1949, as amended, shall be made to all eligible individuals, families, and business concerns:

1. Payments for reasonable and necessary moving expenses and/or direct losses of property.
2. Relocation Adjustment Payments in accordance with the approved Schedule of Average Annual Gross Rentals for Standard Housing in San Francisco.
3. Small Business Displacement Payments.

Eligible individuals and families displaced from project areas shall be given the choice of claiming reimbursement for actual moving expenses and any actual direct losses of property or claiming a fixed payment in accordance with the approved Fixed Relocation Payment Schedule.

Maximum payments to individuals, families and businesses shall be made in accordance with pertinent Federal legislation.

Relocation payments shall be made under the following conditions:

1. Claimant must be displaced from a redevelopment project area because of:
  - a. Acquisition by the Agency or any other public body.
  - b. Code enforcement activities undertaken in connection with a redevelopment project.
  - c. Voluntary rehabilitation of buildings or other improvements in accordance with a redevelopment plan.
  - d. In the case of residential property, an increase in rent which is 10 percent or more and which exceeds the ability-to-pay standards of a redevelopment project.
  - e. In the case of businesses, an increase in rent of 25 percent or more.
2. In the following instances, provided that a capital grant contract for a project is thereafter made, when:
  - a. Claimant vacates property within a project area prior to actual acquisition of title to, or possession of, the real property by the Agency or other public body provided the claimant was occupying the property on the date of approval by the Housing and Home Finance Agency of a budget for project



execution activities resulting in displacement. Small Business Displacement Payments have the additional requirement that a business concern has been doing business in the urban renewal area on the date of approval by the governing body of the locality of an urban renewal plan, or of its approval of an application for a Federal financial assistance contract for an Early Land Acquisition Loan resulting in the displacement of the concern.

- b. Claimant vacates property because of voluntary rehabilitation or code enforcement within the boundaries of and in connection with a redevelopment project, including the commencement of, or notice by the owner of the property of commencement of, voluntary rehabilitation of the building or other improvement or part thereof making it necessary for the claimant to vacate the property.

Claimants who are named as defendants in a condemnation action brought by the Agency must enter into a stipulation or other form of agreement with the Agency providing that evidence of the availability of reimbursement for moving expenses and actual loss in the value of personal property, relocation adjustment payments, and small business displacement payments, sustained by reason of claimant's displacement may be introduced as evidence in such condemnation action at the sole option of the Agency as plaintiff, and said stipulation or agreement shall further provide that appropriate advice or instruction respecting the availability of such reimbursement or loss may be submitted by plaintiff, the Agency, to any court or jury. Such stipulation or agreement shall constitute a waiver of any rights to object to such evidence, advice, or instruction by virtue of any statute or rule of evidence to the contrary. Nothing in this condition No. 3 shall be construed as a waiver by plaintiff, the Redevelopment Agency, of the protection of existing statutes or decisions respecting the cost of moving personal property or the valuation of personal property as to any other parcels acquired or to be acquired by the Agency, or as to any other owners of personal property, save and except the parties to such stipulation or agreement.

4. Claimant has fulfilled all financial obligations to the Agency, with the exception of hardship cases. Moving expenses shall be paid for claimants who have defaulted in their obligations to the Agency only upon written recommendation of the Chief of the Community Services Division based on facts supplied by the Supervisor of Community Services, such documentation to be attached to the occupant's Relocation claim for final approval by the Agency's designated approval officer.

5. Claimant must file a written claim with the Agency on Forms H-6140, H-6141, or H-6146. Copies of these forms, along with detailed instructions for filing claims, can be obtained from the Site Office for the project from which the claimant is displaced.

Claimant is displaced by a public body other than the Agency, his claim must be supported by a signed statement from the acquiring public body indicating:

- a. When it acquired the property occupied by the claimant.
- b. Whether such acquisition directly resulted in the claimant's displacement from the property.
- c. Whether it compensated or has agreed to compensate him for his moving expenses and/or direct losses of property resulting from his displacement.





HOUSING AND HOME FINANCE AGENCY  
URBAN RENEWAL ADMINISTRATION

ESTIMATED HOUSING REQUIREMENTS AND  
RESOURCES FOR DISPLACED FAMILIES

PROJECT LOCALITY  
San Francisco, California

PROJECT NAME  
Yerba Buena Center

PROJECT NUMBER  
Calif. R-54

INSTRUCTIONS: Place original and one copy in Binder No. 1,  
and one copy each in other binders.

ESTIMATED LENGTH  
OF DISPLACEMENT  
PERIOD: 60 MOS.

DATE OF SUBMISSION

II. NUMBER OF FAMILIES IN PROJECT AREA AND NUMBER TO BE DISPLACED

FAMILIES	TOTAL	WHITE	NONWHITE
a. Estimated number of families in project area	253	97	156
b. Estimated number to be displaced from property to be acquired by LPA	253	97	156
c. Estimated number to be displaced from property to be acquired by other public bodies	-	-	-
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired	-	-	-

III. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	97	93	4	156	143	13
b. Eligible for federally aided public housing	64	62	2	106	101	5
c. Eligible for State or locally aided public housing	-	-	-	-	-	-
d. Ineligible for public housing	33	31	2	50	42	8

IV. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY OTHER PUBLIC BODIES

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL						
b. Eligible for federally aided public housing						
c. Eligible for State or locally aided public housing						
d. Ineligible for public housing						

V. CHARACTERISTICS OF FAMILIES TO BE DISPLACED BY REHABILITATION, CONSERVATION, OR CODE ENFORCEMENT ACTIVITIES, FROM PROPERTY NOT TO BE ACQUIRED

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL						
b. Eligible for federally aided public housing						
c. Eligible for State or locally aided public housing						
d. Ineligible for public housing						

VI. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II, III, and IV ABOVE

PROPOSED REHOUSING	WHITE			NONWHITE		
	TOTAL	EXISTING UNITS	NEW UNITS	TOTAL	EXISTING UNITS	NEW UNITS
a. TOTAL FAMILIES	97	97	-	156	150	6
b. Private rental housing	33	33	-	50	44	6
c. Private sales housing	-	-	-	-	-	-
d. Federally aided public housing	64	64	-	106	106	-
e. Other public housing	-	-	-	-	-	-





PROJECT NAME	Yerba Buena Center	PROJECT NUMBER	Calif. R-54
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**I. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA**  
(Include all listed under II, III, and IV)

**A. SIZE, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA**

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE <sup>1</sup>							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	97	50/27	6/1	3/2	2/1	-/1	2/-	1/-	-/1
\$0 - \$49	4	4/-	-	-	-	-	-	-	-
\$50 - \$99	5	4/-	1/-	-	-	-	-	-	-
\$100 - \$149	13	13/-	-	-	-	-	-	-	-
\$150 - \$199	7	5/-	2/-	-	-	-	-	-	-
\$200 - \$249	7	5/-	1/-	1/-	-	-	-	-	-
\$250 - \$299	5	5/-	-	-	-	-	-	-	-
\$300 - \$349	9	6/-	-	2/-	1/-	-	-	-	-
\$350 - \$399	9	7/-	1/-	-	1/-	-	-	-	-
\$400 - \$449	7	1/5	-	-	-	-	1/-	-	-
\$450 - \$499	7	-/4	1/-	-/1	-	-	1/-	-	-
\$500 or more	24	-/18	-/1	-/1	-/1	-/1	-	1/-	-/1

**B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED**

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS				
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
TOTAL	97	73	17	4	3	-
\$0 - \$49	4	3	1	-	-	-
\$50 - \$99	5	4	1	-	-	-
\$100 - \$149	13	12	1	-	-	-
\$150 - \$199	7	4	3	-	-	-
\$200 - \$249	7	5	1	1	-	-
\$250 - \$299	5	5	-	-	-	-
\$300 - \$349	9	6	3	-	-	-
\$350 - \$399	9	6	3	-	-	-
\$400 - \$449	7	5	1	1	-	-
\$450 - \$499	7	5	1	1	-	-
\$500 or more	24	18	2	1	3	-

<sup>1</sup> Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.



PROJECT NAME		Yerba Buena Center				PROJECT NUMBER				Calif. R-54	
B. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA—Continued (Include all listed under II, III, and IV)											
C. SIZE, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA											
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE <sup>1</sup>									
		2	3	4	5	6	7	8	9 OR MORE		
TOTAL	156	45/22	13/7	17/5	14/7	10/6	1/1	3/2	3/-		
\$0 - \$49	4	4/-	-	-	-	-	-	-	-		
\$50 - \$99	6	5/-	-	1/-	-	-	-	-	-		
\$100 - \$149	7	4/-	2/-	-	-	-	-	-	1/-		
\$150 - \$199	12	1/-	4/-	5/-	2/-	-	-	-	-		
\$200 - \$249	16	7/-	1/-	3/-	5/-	-	-	-	-		
\$250 - \$299	17	9/-	-	4/-	1/-	1/-	-	1/-	1/-		
\$300 - \$349	12	4/-	2/-	3/-	1/-	1/-	-	-	1/-		
\$350 - \$399	11	7/-	3/-	-	-	1/-	-	-	-		
\$400 - \$449	17	4/4	1/-	1/-	2/-	3/-	1/-	1/-	-		
\$450 - \$499	7	-/1	-/1	-	3/-	2/-	-	-	-		
\$500 or more	47	-/17	-/6	-/5	-/7	2/6	-/1	1/2	-		

D. BEDROOM REQUIREMENTS, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED						
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS				
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
TOTAL	156	66	38	37	12	3
\$0 - \$49	4	3	1	-	-	-
\$50 - \$99	6	5	-	1	-	-
\$100 - \$149	7	5	1	-	-	1
\$150 - \$199	12	1	7	3	1	-
\$200 - \$249	16	8	3	5	-	-
\$250 - \$299	17	7	4	3	3	-
\$300 - \$349	12	4	3	4	-	1
\$350 - \$399	11	6	4	1	-	-
\$400 - \$449	17	9	1	6	1	-
\$450 - \$499	7	2	1	3	1	-
\$500 or more	47	16	13	11	6	1

<sup>1</sup> Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.





PROJECT NAME	Yerba Buena Center	PROJECT NUMBER	Calif. R-54
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VI. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY

A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE FAMILIES

TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING															
a. Federally aided	46	2170		14	5410		3	5180		1	670		-	180	
b. State or locally aided	-	-		-	-		-	-		-	-		-	-	
2. STANDARD PRIVATE RENTAL HOUSING															
TOTAL	27	31255		3	12860		1	2475	221 <sup>1</sup>	2	225	39			2
Under \$40	-	-		-	-		-	-	-	-	-	-			-
\$40 - \$49	-	380		-	195		-	-	-	-	-	-			-
\$50 - \$59	-	590		-	185		-	-	-	-	-	-			-
\$60 - \$69	-	3800		-	430		-	-	-	-	-	-			-
\$70 - \$79	-	2140		-	225		-	-	-	-	-	-			-
\$80 - \$89	5	3040		-	540		-	-	-	-	-	-			-
\$90 and over	22	21305		3	11285		1	2475	221 <sup>1</sup>	2	225	39			2
3. STANDARD SALES HOUSING															
TOTAL															
Under \$5,000		750			5790			5800			1050			750	
\$5,000 - \$5,999		-			-			-			-			-	
\$6,000 - \$6,999		-			-			-			-			-	
\$7,000 - \$7,999		-			-			-			-			-	
\$8,000 - \$8,999		-			-			-			-			-	
\$9,000 - \$9,999		-			-			-			-			-	
\$10,000 - \$11,999		-			440			295			-			-	
\$12,000 and over		750			5350			5505			1050			750	

<sup>1/</sup> Three-bedroom units of moderate-priced housing, to be constructed in Diamond Heights Redevelopment Project under Sec. 221(d)(3), Housing Act of 1949, as amended.





PROJECT NAME	Yerba Buena Center	PROJECT NUMBER	Calif. R-54
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## V. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY—Continued

## B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO NONWHITE FAMILIES

TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING															
a. Federally aided	43	2170		26	5410		28	5180		7	670		2	180	
b. State or locally aided	-	-		-	-		-	-		-	-		-	-	
2. STANDARD PRIVATE RENTAL HOUSING															
TOTAL	23	20,140		12	8565		9	1740	221 <sup>1/</sup>	5		33	1		2
Under \$40	-	-		-	-		-	-	-	-	-	-	-	-	-
\$40 - \$49	-	280		-	-		-	-	-	-	-	-	-	-	-
\$50 - \$59	-	325		-	-		-	-	-	-	-	-	-	-	-
\$60 - \$69	-	3000		-	-		-	-	-	-	-	-	-	-	-
\$70 - \$79	-	1735		-	-		-	-	-	-	-	-	-	-	-
\$80 - \$89	-	1470		-	-		-	-	-	-	-	-	-	-	-
\$90 and over	23	13330		12	8565		9	1740	221 <sup>1/</sup>	5		33	1		2
3. STANDARD SALES HOUSING															
TOTAL		590			5050			4570			735			745	
Under \$5,000		-			-			-			-			-	
\$5,000 - \$5,999		-			-			-			-			-	
\$6,000 - \$6,999		-			-			-			-			-	
\$7,000 - \$7,999		-			-			-			-			-	
\$8,000 - \$8,999		-			-			-			-			-	
\$9,000 - \$9,999		-			-			-			-			-	
\$10,000 - \$11,999		-			-			295			-			-	
\$12,000 and over		590			5050			4275			735			745	

GPO 931196

<sup>1/</sup> Three-bedroom units of moderate-priced housing, to be constructed in Diamond Heights Redevelopment Project under Sec. 221(d)(3), Housing Act of 1949, as amended.



## APPENDIX F

Reference is made to -

Real Estate Research Corporation. Relocation Housing Analysis, San Francisco, California. Prepared for Redevelopment Agency of the City and County of San Francisco, San Francisco, California, January 1962.

Copies of this report may be reviewed at the San Francisco Redevelopment Agency office, 525 Golden Gate Avenue, San Francisco, California 94102.



## APPENDIX G

Reference is made to -

E. M. Schaffran and Company. South of Market\* Relocation Survey. Conducted February 1963 through December 1963 for the San Francisco Redevelopment Agency.

Copies of this report may be reviewed at the San Francisco Redevelopment Agency office, 525 Golden Gate Avenue, San Francisco, California 94102.

\*Name of project changed from South of Market Redevelopment Project Area D-1 to Yerba Buena Center Redevelopment Project Area D-1 as of February 20, 1964.





# APPENDIX H

## SUMMARY OF TOTAL ESTIMATED REHOUSING NEEDS, YERBA BUENA CENTER WESTERN ADDITION AREA 2, HUNTER'S POINT

### F A M I L I E S

	<u>Yerba Buena Center</u>	<u>Area 2</u>	<u>Hunter's Point</u>	<u>Total</u>
To Be Displaced	253	2443	1800	4496
To Be Referred to Public Housing	170	1062	1200	2432
To Be Referred to Private Housing	83	1381	600	2064

### S I N G L E S

	<u>Yerba Buena Center</u>	<u>Area 2</u>	<u>Hunter's Point</u>	<u>Total</u>
To Be Displaced	3165	4596	60	7821
To Be Referred to Public Housing	--	201	--	201
To Be Referred to Private Housing	3165	4395	60	7620



# APPENDIX I

## ESTIMATED REHOUSING NEEDS AND RESOURCES, SINGLES YERBA BUENA CENTER, WESTERN ADDITION AREA 2, HUNTER'S POINT

<u>DISPLACED</u> (1) (2)	<u>PRIVATE RENTAL MARKET</u>		
		<u>Single Room (3)</u>	<u>One Bedroom (4)</u>
Yerba Buena Center	633		
Area 2	<u>878</u>		
SUBTOTAL	1511	5652	2050
Yerba Buena Center	633		
Area 2	878		
Hunter's Point	<u>15</u>		
SUBTOTAL	1526	5652	2050
Yerba Buena Center	633		
Area 2	878		
Hunter's Point	<u>15</u>		
SUBTOTAL	1526	5652	2050
Yerba Buena Center	633		
Area 2	878		
Hunter's Point	<u>15</u>		
SUBTOTAL	1526	5652	2050
Yerba Buena Center	633		
Area 2	878		
Hunter's Point	<u>15</u>		
SUBTOTAL	1526	5652	2050
T O T A L	7615	28260	10250

) Available as an additional resource will be 800 units of senior citizen housing  
 ) planned for Western Addition Area 2, 800 included among displaced singles shown.  
 ) 200 single individuals from Area 2 will be referred to public housing, and are excluded.  
 ) Includes only those units with rentals of \$60 a month or less.  
 ) Includes only those units with rentals of \$90 a month or less.



# APPENDIX J

## ESTIMATED REHOUSING NEEDS AND RESOURCES, FAMILIES, YERBA BUENA CENTER, WESTERN ADDITION AREA 2, HUNTER'S POINT

TO BE DISPLACED (1)		MODERATE P-P-H		PRIVATE RENTALS (2)	
		<u>Families</u>	<u>Resources</u>	<u>Families</u>	<u>Resources</u>
966					
	Yerba Buena Center	16	11	5	
	Area 2	<u>278</u>	<u>120</u>	<u>158</u>	
	SUBTOTAL	294	131	163	4698
967					
	Yerba Buena Center	16	9	7	
	Area 2	278	120	158	
	Hunter's Point	<u>150</u>	<u>122</u>	<u>28</u>	
	SUBTOTAL	444	251	193	4698
968					
	Yerba Buena Center	17	9	8	
	Area 2	278	120	158	
	Hunter's Point	<u>150</u>	<u>122</u>	<u>28</u>	
	SUBTOTAL	445	251	194	4698
969					
	Yerba Buena Center	17	9	8	
	Area 2	278	120	158	
	Hunter's Point	<u>150</u>	<u>122</u>	<u>28</u>	
	SUBTOTAL	445	251	194	4698
970					
	Yerba Buena Center	17	9	8	
	Area 2	278	120	158	
	Hunter's Point	<u>150</u>	<u>122</u>	<u>28</u>	
	SUBTOTAL	445	251	194	4698
	T O T A L	2073	1135	938	23490

- 1) Exclusive of families to be placed in public housing units.
- 2) Rentals shown are confined to those units with rentals of \$120 per month or less. Sales units, totaling 2,439 per year, while a potential resource, are excluded because the high costs and monthly carrying charges will remove most of these units from practical consideration.





# APPENDIX K

## YERBA BUENA CENTER

### ESTIMATED HOUSING REQUIREMENTS AND RESOURCES FOR

#### SINGLE INDIVIDUALS

OVER FIVE-YEAR RELOCATION PERIOD a/

Monthly Rent	Units Required			Private Single Rooms Available b/			
	Total	White	Nonwhite	Total	To White	To Oriental	To Negro
Under \$20	781	690	91	2,345	2,345	2,345	2,345
20--29	456	423	33	14,245	14,245	13,015	540
30--39	537	503	34	4,715	4,715	4,520	2,870
40--49	236	213	23	4,260	4,260	150	150
50--59	243	220	23	210	210	25	-
60 & Over	912	786	126	13,160	13,160	10,980	9,030
T A L	3,165	2,835	330	38,935	38,935	31,035	14,935

a/ The survey, on which the estimation of housing resources for individuals has been based, was done for the San Francisco Redevelopment Agency in December 1961 by the Real Estate Research Corporation.

b/ The supply of available units is shown for White, Oriental, and Negro single individuals; in each case those single rooming accommodations required for all Western Addition Area 2 single individuals over the five year residential relocation period in Yerba Buena Center have been deducted from the units available in each category. It may be necessary to use some of the oversupply in the \$40--\$49 and \$60 and over range to accommodate some who would normally pay \$50--\$59.



## APPENDIX L

Reference is made to -

San Francisco Redevelopment Agency. Relocation Resources: Hotels North and South  
of Market. August 13, 1963

Copies of this report may be reviewed at the San Francisco Redevelopment Agency Office,  
25 Golden Gate Avenue, San Francisco, California, 94102.





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